

Message Text

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ACTION EA-07

INFO OCT-01 ISO-00 EB-05 ABF-01 FBO-01 AGR-03 TRSE-00 /018 W
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P R 250831Z APR 74
FM AMEMBASSY TOKYO
TO USDOC WASHDC
INFO SECSTATE WASHDC 1528

UNCLAS TOKYO 5512

FOR COMMERCE OIM/WELCH

E.O. 11652: N/A
TAGS: BEXP, JA
SUBJECT: TC LEASE RENEWAL

REF: USDOC 6003 AND STRONG, MILES/WELCH TELCON, APR 23

1. PER DISCUSSION WITH USDA AND EMBASSY, RENT WILL BE PAID
ON A FLOOR-BY-FLOOR BASIS OPENING SEVERAL OPTIONS TO COMMERCE.
OPTION A - CONTINUE PRESENT SINGLE LEASE AND PRESENT AGENCY
RENT/UTILITY COST SHARING FORMULA; OPTION B - CONTINUE PRESENT
SINGLE LEASE WITH ALL COSTS BASED ON PERCENT OF SPACE OCCUPIED;
OPTION C - COMMERCE TAKES SEPARATE LEASE AND BILLS STATE FOR
RENT, UTILITIES, ETC. FOR STATE PERSONNEL BASED ON PERCENTAGE
OF SPACE ACTUALLY OCCUPIED (20.27 PERCENT). THIS WILL BE THE
SUBJECT OF A FORTHCOMING COMBINED STATE, USDA, COMMERCE TELEGRAM.

2. PER REQUEST REFTEL PARA ONE TOTAL USG TTB LEASE SPACE AS
FOLLOWS (ONE TSUBO EQUALS 3.306 SQUARE METERS):

BASEMENT 9.012 TSUBO (29.797 M2) Y648,936
FIRST FL 134.882 TSUBO (445.920 M2) Y21,527,172
SECOND FL 163.617 TSUBO (540.918 M2) Y19,634,040
THIRD FL 167.554 TSUBO (553.934 M2) Y18,095,832
TOTAL.....475.066 TSUBO(1,570.569 M2) Y59,905,980

3. AS RESULT DISCUSSIONS PARA ONE ABOVE, AVERAGE USDOC
INCREASE FOR BASEMENT, FIRST FLOOR AND USDOC SHARE OF SECOND
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FLOOR (79.73 PERCENT) WILL BE 18.33 PERCENT:

BASEMENT RENT INCREASE 9.09 PERCENT
FIRST FL RENT INCREASE 20.91 PERCENT
SECOND FL RENT INCREASE 25.00 PERCENT
THIRD FL RENT INCREASE 22.00 PERCENT

4. ACTUAL SPACE OCCUPIED AS FOLLOWS: (PERCENT)

FLOOR	USDOC	EMBASSY	TREASURY	USDA
BASEMENT	100	-	-	-
FIRST FL	100	-	-	-
SECOND FL	79.73	20.27	-	-
THIRD FL	-	12.91	52.19	34.9

5. AGENCY PERCENTAGE OF TOTAL SPACE AS FOLLOWS:

USDOC 57.75 PERCENT
EMBASSY 12.66 PERCENT
TREASURY 18.06 PERCENT
USDA 11.53 PERCENT

6. A. TTB REQUESTING Y720,000 PER ANNUM FOR CARGO ACCESS/
PARKING AREA; 1/3 OF THIS TO BE SUBLET TO AGRICULTURE.

B. TTB REQUESTING Y600,000 PER ANNUM FOR MONTHLY
ELECTRICAL MAINTENANCE, MOTOR GENERATOR MAINTENANCE, FIRE
PREVENTION DEVICE MAINTENANCE (SPECIALLY LICENSED
ELECTRICIAN.)

C. TTB INITIAL REQUEST FOR AC/HEATING, Y3,990,550,
SUBJECT TO CHANGE DUE RECENT LOCAL ELECTRIC COMPANY REQUESTS
FOR RATE INCREASES RANGING 48-78 PERCENT. FINAL PRICE
AWAITING OUTCOME GOJ ACTION ON RATE INCREASES.

7. RE PARA THREE REFTTEL CARGO ACCESS SPACE, LISTED PAGE FIVE
PRESENT TC LEASE AGREEMENT, HAS ALWAYS BEEN LISTED AS SEPARATE
CHARGE. TOKYO 2486 OF MARCH 2, 1973 OMITTED MENTION SEPARATE
BILLING.

8. FYI: ALTHOUGH THIRD FLOOR OCCUPANTS WILL BE USTD AND
COMMERCIAL LIBRARY, EMBASSY WILL BE PAYING THE DIFFERENCE
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IN USTD RENT BETWEEN PRESENT LOCATION AND TTB AS USTD MOVE
MADE AS AN ACCOMMODATION TO THE EMBASSY. TC DOES NOT BELIEVE
USDOC SHOULD CONTINUE PAY STATE SPACE, UTILITIES, ETC.,
SECOND OR THIRD FLOOR.
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